

SEND TAX NOTICE TO:

Name: Margaret V. Naugle

Address: P.O. Box 331476  
B'ham, AL 35238-1476

Inst # 1995-12959

This instrument was prepared by

(Name) MaryLee Abele, Attorney  
205 20th Street North, Suite 308  
(Address) Birmingham, AL 35203

05/17/1995-12959  
01:25 PM CERTIFIED

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

SHELBY COUNTY JUDGE OF PROBATE  
28.00

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Eight THOUSAND and no/100 DOLLARS and other good and valuable consideration in hand paid

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mary Ann Portera Vickers, James William Vickers, Jr., Albert Wayne Vickers, and Margaret Sarah Hoehn, being two married women and two minor children, who sign through their Guardian ad Litem. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Margaret V. Naugle

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NW CORNER OF THE NORTH 3/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN S 00 DEG 51'48"E ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 456.0' TO A ONE INCH OPEN PIPE AND TO THE POINT OF BEGINNING; THENCE RUN S 00 DEG 38'45"E FOR A DISTANCE OF 444.94' TO A TWO INCH OPEN PIPE, SAID POINT BEING LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF CAHABA VALLEY ROAD; THENCE RUN N 29 DEG 31'15"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 332.56' TO ONE INCH OPEN PIPE; THENCE RUN N 62 DEG 29'53"W FOR A DISTANCE OF 223.73' TO THE POINT OF BEGINNING. CONTAINING 1.01 ACRES MORE OR LESS.

All that part of the South 3/4 of the SE 1/4 of NE 1/4 of Section 6, Township 19, Range 1 West, lying West of Cahaba Valley Road, less and except the parcel of land conveyed to Anthony John Portera, Jr., as described in that certain deed recorded in Deed Book 300, Page 677 in the Office of the Judge of Probate of Shelby County, Alabama.

\$73,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

Subject to ad valorem taxes for the current year, 1995.

Subject to easements and restrictions of record.

Said property is not the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands(s) and seal(s), this 18 day of April, 1995.

Mary Ann Portera Vickers (Seal)  
John A. McBrayer Attorney (Seal)  
for minor children (Seal)

Sarah P. Hoehn (Seal)  
James William Vickers Jr. (Seal)  
Albert Wayne Vickers (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

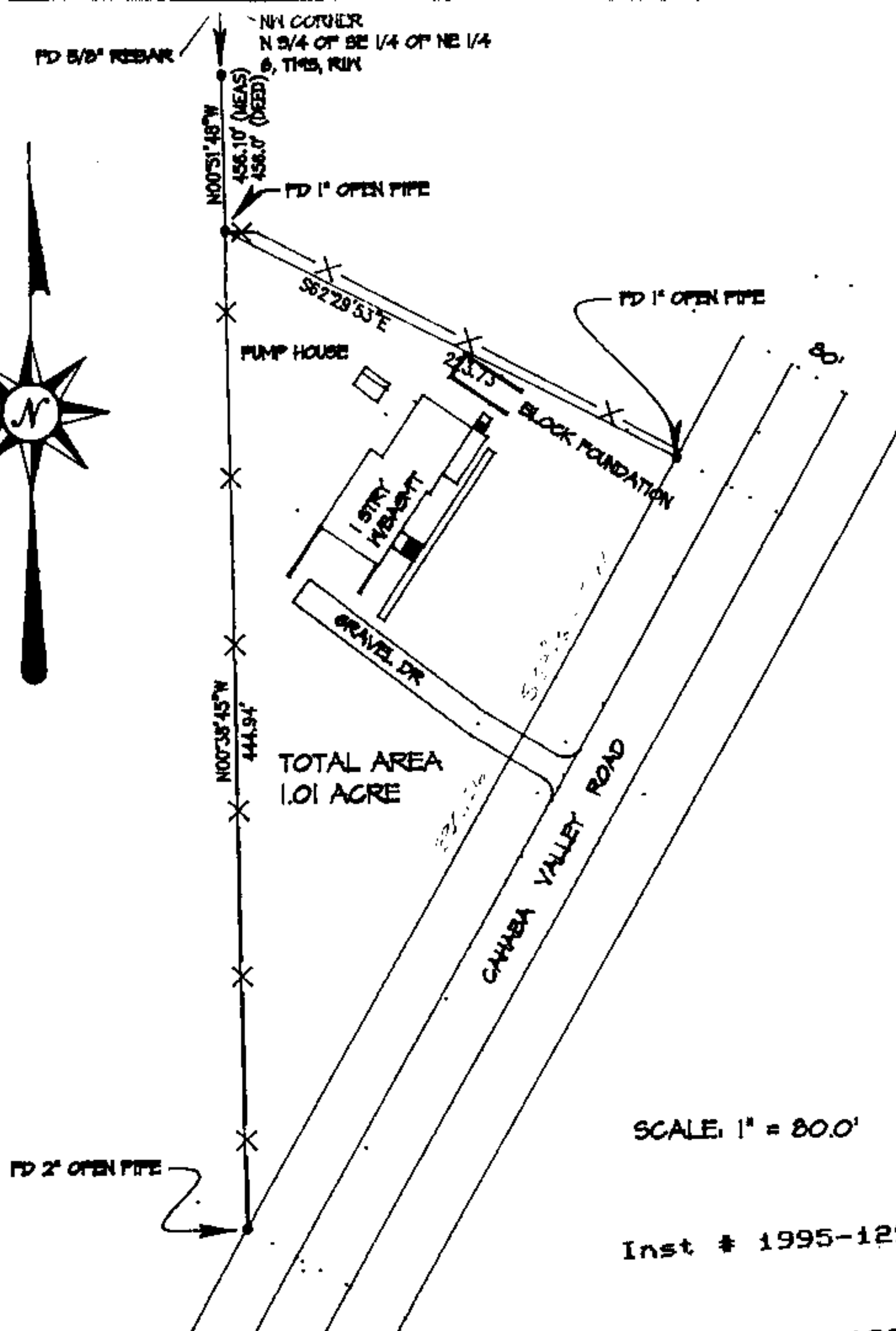
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Portera Vickers, Jas.Wm.Vickers Jr., Albert Wayne Vickers & Margaret Sarah Hoehn whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of April, A. D., 1995.

My Commission Expires: 7-1-96

My Commission Expires: 7-1-96

Notary Public.



SCALE: 1" = 80.0'

Inst # 1995-12959

05/17/1995-12959  
01:25 PM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE  
002 HCD 28.00STATE OF ALABAMA  
COUNTY OF SHELBY

I, KARL HAGER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA FOR THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NW CORNER OF THE NORTH 3/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN S 00 DEG 51'48"E ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 456.0' TO A ONE INCH OPEN PIPE AND TO THE POINT OF BEGINNING; THENCE RUN S 00 DEG 38'45"E FOR A DISTANCE OF 444.94' TO A TWO INCH OPEN PIPE, SAID POINT BEING LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF CANABA VALLEY ROAD; THENCE RUN N 29 DEG 31'15"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 392.56' TO ONE INCH OPEN PIPE; THENCE RUN N 62 DEG 29'53"W FOR A DISTANCE OF 223.73' TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES MORE OR LESS.

I FURTHER STATE THAT THERE ARE NO RIGHT OF WAYS, EASEMENTS OF JOINT DRIVEWAYS OVER OR ACROSS SAID LANDS VISIBLE ON THE SURFACE EXCEPT AS SHOWN, THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF, INCLUDING POLES, ANCHOR OR GUY WIRES ON OR OVER SAID PROPERTY EXCEPT AS SHOWN; THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAPS (OR THE U.S. DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY MAP) AND FOUND THAT THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD PRONE AREA; THAT THERE ARE NO ENCRDACHMENTS TO SAME THAT ARE VISIBLE ON THE SURFACE EXCEPT AS SHOWN THAT THE IMPROVEMENTS ARE LOCATED AS SHOWN ABOVE.

ACCORDING TO MY SURVEY THIS THE 17TH DAY OF JUNE, 1994.

KARL HAGER, L.S.  
REG NO. 11848



HAGER-YORK SURVEYING  
1825D 12TH AVENUE  
BESSEMER, ALABAMA 35020  
PHONE: (205)-424-4235